

MINUTES
REGULAR MEETING
CHARLOTTE HARBOR
COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE
Monday, November 19, 2012 – 11:30 a.m.
County Administration Building – Room 119
18500 Murdock Circle, Port Charlotte, FL 33948

Members Present

James Herston, *Chairman*
Grace Amodeo, *Secretary*
Nathaniel Cooley
Michael Haymans
Charlotte Ventola

Staff Present

Commissioner Stephen R. Deutsch
Debrah Forester, Redevelopment Manager
Roxann Read, Planner II
Elizabeth Spicer, Event Planner
Kathy Knee, Recorder

Members Absent

Garland Wilson, *Vice Chairman*

Guests

I. Call to Order

Chairman James Herston called the November 19, 2012 meeting of the Charlotte Harbor Community Redevelopment Agency Advisory Committee to order at 11:35 a.m. in Room 119 of the Charlotte County Administration Building.

II. Pledge of Allegiance

Chairman Herston led the members and the audience in reciting the Pledge of Allegiance.

III. Roll Call/Determination of Quorum

Roll call was taken; Secretary Grace Amodeo confirmed a quorum was present.

IV. Additions/Deletions to Agenda – Jim Herston noted that Grace Amodeo requested discussion on Revitalization and this would be added as the last item under New Business.

V. Approval of Minutes

Grace Amodeo noted a typo on Page 4; she is referred to as Mr., should be Ms. A Motion was presented by Grace Amodeo, seconded by Charlotte Ventola and unanimously approved to accept the Minutes of the October 1, 2012 meeting with the above mentioned correction.

VI. Commissioner Comments

Commissioner Deutsch wished everyone a Happy Thanksgiving and thanked the members for their service.

VII. Public Comments – None.

VIII. Development Review Report – Jim Herston advised there was nothing to report this month.

IX. Old Business

- a. Elizabeth Spicer Monthly Report – Ms. Spicer reviewed her October Bayshore Park Events Report, which was included in the meeting packet. She announced that this year's Wine Festival was the best yet and it netted \$1,100, which could be used for other events throughout the year. Ms. Spicer noted the events and sponsor participation seem to be growing. She also noted that the rentals in the park are doing well. The Holiday on the Harbor flyer was distributed. Ms. Forester advised that Community Services will pick up one

half of Ms. Spicer's salary and the CRA is paying half; next year it is anticipated that the entire amount will be paid by Community Services if approved by the BCC. Ms. Forester mentioned that each Committee Member received a handout of the new Bayshore Park Map/Flyer, which will be used to help promote park events and rentals.

- b. Watershed Management Plan – Next Projects - Funding Option – Debrah Forester reviewed the Watershed Management Plan spreadsheet, which was included in the meeting packet and listed BMP projects and estimated costs. Ms. Forester noted a grant from the Water Management District paid for the study and the drainage improvements. She has requested assistance from the Greater Port Charlotte MSBU for funding the first 3 items on the list. If the MSBU is agreeable, staff will apply to Southwest Florida Water Management for a grant to help fund those projects. The Cooperative Fund grant requires a 50% match from the local government. The MSBU Chair will be attending the CRA meeting in December to discuss the projects. Discussion on funding followed. There are two drainage improvement projects that are funded by the CRA and SWFWMD, construction is scheduled to begin in early 2013. The CRA has not allocated any additional funds to fund other projects on the list at this time. Ms. Forester has been advised by the engineering staff that the Greater Port Charlotte MSBU is an appropriate source to use as match and seek grant funds to complete the drainage improvements. ***A Motion was presented by Michael Haymans, seconded by Nate Cooley and unanimously approved to direct staff to request a partnership with the Greater Port Charlotte MSBU to fund the first three projects on the Watershed Management Plan spreadsheet.***
- c. Enterprise Zone Strategic Development Plan – Ms. Forester presented the goals and objectives of the Enterprise Zone Strategic Development Plan, which was included in the meeting packet and presented an overview of the program and the approval process. The final plan should be on the website by December 1. When approved by the BCC, the Plan will go to the State. Once approved by the State, which should be during the first quarter of 2013, Charlotte County will have an Enterprise Zone. An Enterprise Zone should help with business recruitment and getting people in the Enterprise Zone to work. ***A Motion was presented by Michael Haymans, seconded by Grace Amodeo and unanimously approved to recommend the BCC approve the Enterprise Zone Strategic Development Plan.***
- d. Status of Comprehensive Plan and Zoning Changes – Roxann Read reported the comp plans changes should go thru the approval process the first of the year. Changes to zoning and land development regulations are still being worked on and no timetable has been set. Mike Haymans asked why this process is taking so long; the Committee has been waiting 1½ years and it seems like we are getting ignored. Ms. Read advised she would bring this concern back to her department. Discussion followed. The Committee understands there are budgetary and staff issues but it is frustrating because it seems like nothing is being done. Mr. Haymans encouraged the Committee to send a letter to the BCC addressing the delay of zoning changes and the need for attention. Staff will draft a letter.
- e. Harbor Walk Project Update – Debrah Forester advised the final lease has been executed by the FDOT Secretary and the BCC. We are now waiting for next FDOT 5-year Plan (2013-2018), which is expected in January or February. A new federal transportation bill has changed program funding and the sources for funding have been reduced given the national economic conditions. The updated 5-year Work Plan will include the funding

allocated to the Harbor Walk Project and it is hoped the funding amount will remain intact. The FDOT is leery about allowing us to start the project prior to 2014/2015 in the event the funds are not available to reimburse the County. Staff is aware of the time constraints on grant funds provided through the Marine Advisory Committee. Staff will begin the process to have the bid documents ready once FDOT provides approval to advance the project. Another request to FDOT to advance the project will be sent after the first of the year. If FDOT turns down the third request, we can look at other options to move the project forward before the July 2014 start date.

X. New Business

- a. Membership to CRA Advisory Committee – Ms. Forester advised the Committee a vacancy has been on the BCC Agenda for quite a while now. Since there are many interested people who are not residents, she asked the Committee if they would want to consider changing the makeup of the Committee. Mr. Haymans stated he thought it was very important to maintain residential seats; the insight of people living in the CRA is valuable. It was the consensus of the Committee to leave the makeup of the Committee seat as is. Staff was directed to send a letter regarding the vacant seat to Charlotte Harbor property owners.
- b. Review of Project Priorities – Ms. Forester noted a Project Priorities questionnaire was included with the meeting packet; she reviewed the list and asked Committee members to look at projects. Parmely Street was identified in the Walkable Communities report that the committee endorsed. \$23,000 has been budgeted to complete a design for street improvements - sidewalk and streetlights to create an entrance to the neighborhood. Before design work can begin, a survey of the street must be completed. Staff in the Engineering section of Community Development has suggested requesting funds from Greater Port Charlotte Street and Drainage (GPC) MSBU to complete the survey. The estimated cost for the survey is \$9,500 to \$11,000. Once design work is completed, the ability to seek additional grant dollars to fund construction becomes more feasible. This item will be brought back at the next meeting when the chairman from GPC MSBU is present. The consensus of the Committee is to support requesting the funds for the survey from GPC MSBU.

The US 41 Bayshore project is duplicated on the list and the last entry should be ignored. Mr. Herston agreed with the order of the projects as listed and noted the Committee should continue with these projects as its focus. It was suggested the Committee reach out to the Whidden Park property owners again. Leadership from within the Whidden Park development is needed to move forward. Mr. Herston will contact some of those who seemed interested in the past. Nate Cooley suggested meetings be set up for all the different neighborhoods to identify specific needs and to get feedback. Ms. Forester suggested information about the Enterprise Zone and Brownfield programs be shared during these meetings. Mr. Herston noted parking at Bayshore Park remains an issue. Ms. Forester explained that Community Services has funds available for purchasing additional land for offsite parking but an appropriate parcel has not yet been found. Staff continues to work with property owners to secure the use of private property for parking when major events are scheduled such as Hands Across the Harbor and Frontier Days.

- c. Board Workshop – Ms. Forester talked about the Revitalization Plan which is needed to get density and have a more viable area. The BCC would need to identify Charlotte Harbor CRA as an area for revitalization. The Committee could ask the BCC to schedule a joint workshop with the Committee to discuss this plan. ***A Motion was presented by Michael***

Haymans, seconded by Nate Cooley and unanimously approved to include the need for a Revitalization Plan and a request for a joint workshop in the letter being prepared by staff to the BCC.

- d. Revitalization Plan – Grace Amodeo read a prepared statement regarding the Redevelopment/Revitalization plans, a copy of which is attached and made a part of this official record. Discussion followed. A Revitalization Plan is needed to obtain density; the Redevelopment Plan does not meet the requirements to obtain density. The Redevelopment Plan was not recognized in the Smart Charlotte Plan. Inga Williams could be invited to a meeting to explain the difference between the two plans. The BCC approved the Comp Plan and this revitalization requirement is part of the Comp Plan. There is the option to change the Comp Plan and this request could be an item to discuss at the joint BCC Workshop. By asking the BCC to amend the Comp Plan to recognize the Charlotte Harbor Redevelopment Plan as an equal could save the cost of creating a Revitalization Plan.

XI. Correspondence/Communications – The following information was forwarded with the meeting packet:

- Minutes from Punta Gorda CRA meeting of October 3, 2012.

XII. Public Comments

Bill Schmitz, Bayshore Marine on Bayshore Road, noted his appreciation to Grace Amodeo's view on the Revitalization Plan. Density has been an issue with the developers who look at the area. Development is needed to help increase TIF funds.

Cliff Kewley applauded the frustration he was hearing from the Committee and encouraged the Committee to talk with the commissioners.

XIII. Staff Comments – None.

XIV. Attorney Comments – None.

XV. Member Comments

Charlotte Ventola suggested the CRA help buy density for a large developer. Ms. Ventola also suggested a project for the Sibley Bay area - a small-unit housing facility with a nurse on staff. She realizes money is necessary and not readily available at this time.

Grace Amodeo suggested the Committee ask the BCC for money to get things started.

Nate Cooley noted it is not the Committee's task to decide if a specific business can or cannot come into the area but to advertise the area to attract business interest. Things are taking too long. We need to open doors and allow opportunities.

Michael Haymans stated more could be accomplished if the BCC and County Departments worked with the Committee. An example, the Committee noted months ago that the Bayshore sidewalk repair was a priority but the yellow tape remains around the sidewalks. Staff seems resistant in fixing a functioning park.

Jim Herston noted Charlotte Harbor is a great location with amenities and several plans in place. Density is needed and is the key to economic development in Charlotte Harbor.

XVI. Next Meeting Date

The next meeting of the Charlotte Harbor CRA Advisory Committee is scheduled for December 3, 2012 at 11:00 a.m.

XVII. Adjournment

There being no further business, the meeting ADJOURNED at 1:27 p.m.

Respectfully submitted,



Garland Wilson, Vice Chair

Approved: